

ATE# 050 346 45 WARRANTY DEED

Vol<u> m90</u> Page **3220**

AFTER RECORDING RETURN TO: ARTHUR R. WATKINS NORMA J. WATKINS 4909 DARWIN MAMATIK FA FALLS OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

DONNA BASSFORD CLIFFORD hereinafter called GRANTOR(S), convey(s) to ARTHUR R. WATKINS AND NORMA J. WATKINS, Husband and Wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 4, Tract 1078, SECOND ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-15AA TL 11000

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"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1). Conditions, Restrictions as shown on the recorded plat of Tract 1078, SECOND ADDITION TO KELENE GARDENS. 2) Regulations, including levies, liens liens , assessments, water and irrigation rights, rights of way , and easements for ditches and canals of Klamath Irrigation District and South Suburban Sanitary District. 3) Easement, including the terms and provisions thereof granted to South Suburban Sanitary District and recorder August 21, 1970 in Book M-70 at Page 7352. 4) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin recorded September 17, 1974 in Book M-74 at Page 122

and will warrant and defend the same against all persons who may » lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$50,253.13.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of February 1990.

DONNA BASSFORD CLIFFORD

STATE OF OREGON, County of KLAMATH)ss. FEB 16, 1990

Personally appeared the above named DONNA BASSFORD CLIFFORD and acknowledged the foregoing instrument to be her voluntary act and deed. Notary Public for Oregon Notary Public for Oregon My Commission Expires: March 4, 1992 BllC The OF OBE 20



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CONCERCENT OF STORE NESCROW, INC. areas a secondar 5.5

STATE OF OREGON: COUNTY OF KLAMATH:

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| Filed for record at request of | A.D., 19 90 at 10:57 | o'clock <u>AM.</u> , and duly | recorded in Vol. | <u></u> , |
| VI | Deade | on Page 3220 | <u>) </u> | 일 전 2011년 전 11월 12월 12일 12월 12일 - 12월 12일 |
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